

# Neighborhood Planning in Columbus

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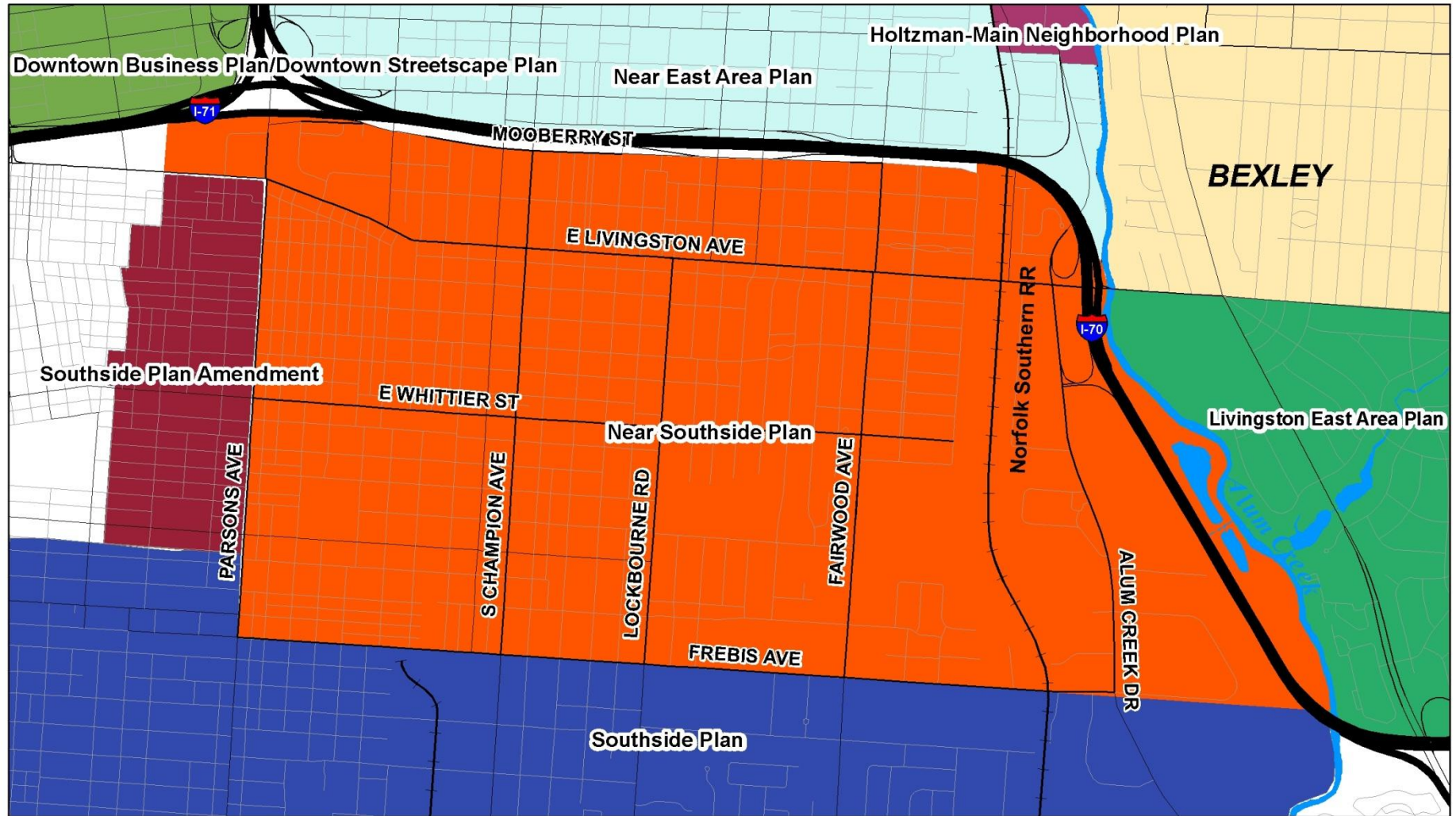
## **Near Southside Area Plan Working Committee #1 March 3, 2010**

### Agenda:

- Plan role and function
- Working committee responsibilities
- Work program
- Plan elements
- Policy benchmarks and best practices
- Existing conditions and plans
- Summary of stakeholder interviews
- Overview of upcoming Public Workshop #1
- Next steps



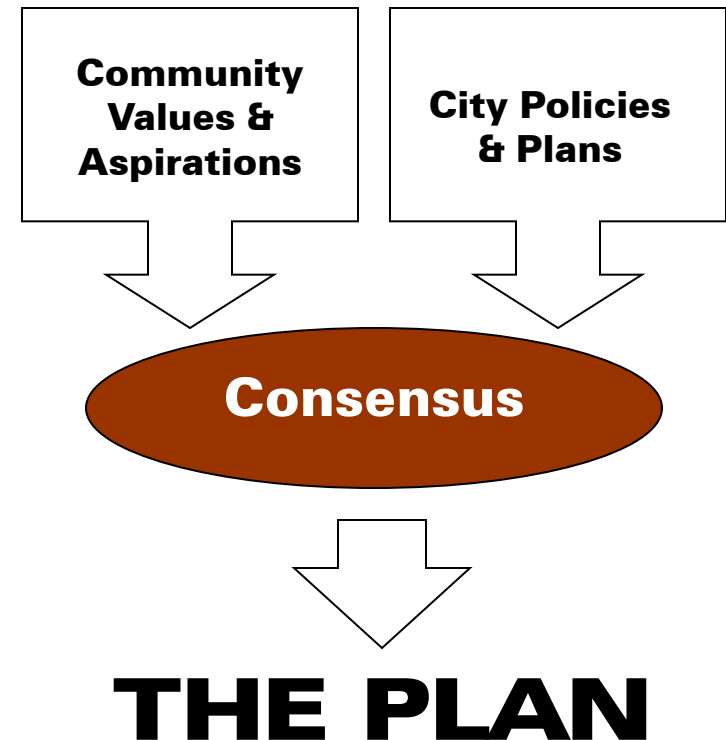
# Surrounding Plans



# Plan role and function

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- Plan assists neighborhood in reaching consensus on development related policies and standards that are consistent with city policies



# Plan role and function

- Focus is on land use and urban design policies that will serve as a basis for evaluating development proposals
- Plan also establishes priorities for capital improvements and other public investments





# Plan role and function

- Plan provides guidance on implementation
- Plan does not address immediate issues such as safety, code enforcement, or other community development related issues





# Working committee

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- Working Committee
  - Represents broad public interest
  - Attends meetings, review materials, provides direction
  - Conducts community outreach and personally solicit members of the public to attend all public meetings and events
  - Approves the final draft plan
  - Assists Planning Division with Development Commission and City Council presentations



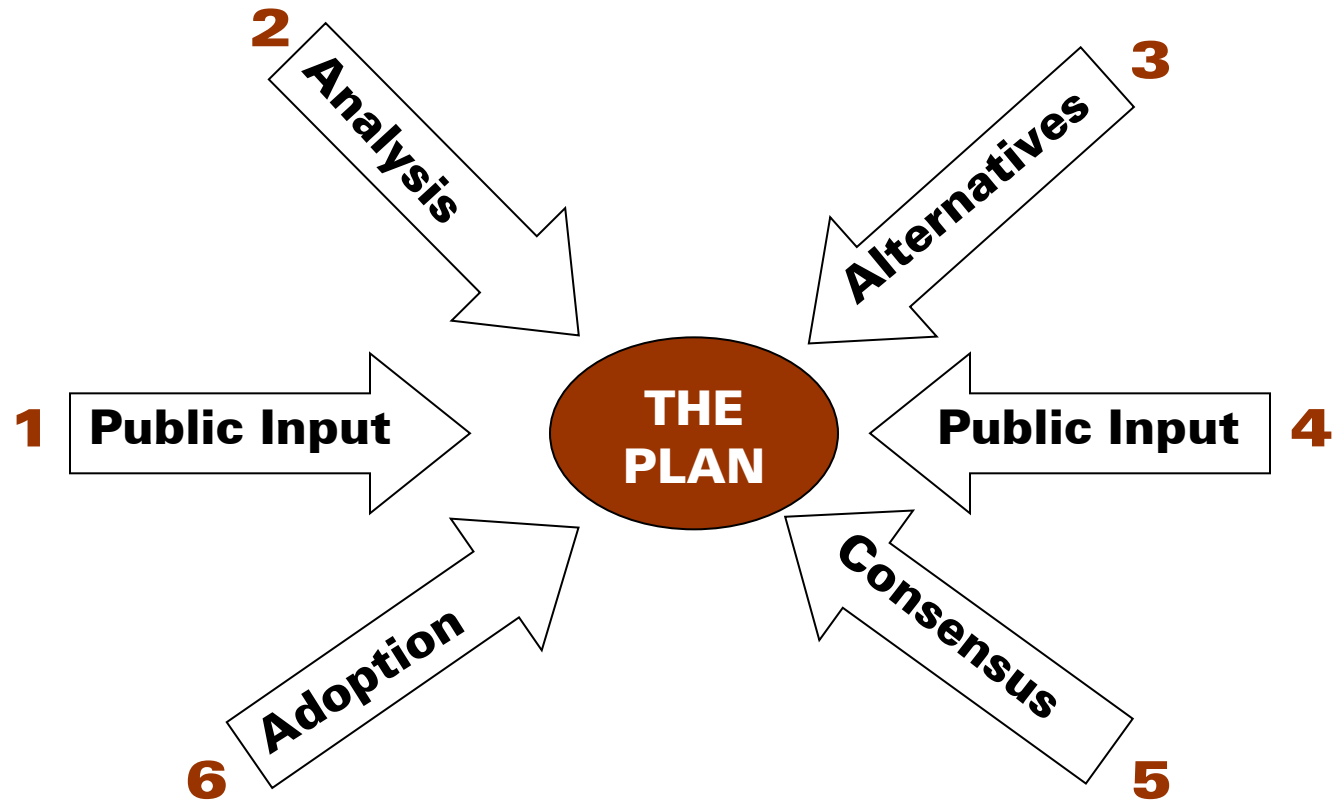
# Work program

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- Time frame (approximately 1 year)
- 6 Phases (Staff, Working Committee, Public Meetings)
  - 1) Data/Analysis/Preliminary Outreach
  - 2) Issue Identification/Development  
Opportunities/Transportation Priorities
  - 3) Visioning
  - 4) Plan Development
  - 5) Plan Finalization
  - 6) Plan adoption

# Work program: Process

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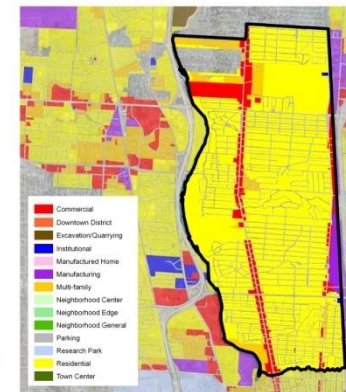
# Plan Elements

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- Introduction
- Existing Conditions
- Plan
  - Urban Design (including historic preservation)
  - Land Use (development opportunities, natural resources, other)
  - Transportation
- Implementation

# Land use, development opportunities, and transportation

- Land use plans will build upon existing uses, highlight development opportunities, determine how development policies may be applied to neighborhood



Clintonville Zoning

City of Clintonville  
Department of Development  
Planning Division

0 0.25 0.5 1  
Miles

November 2007

# Land use, development opportunities, and transportation

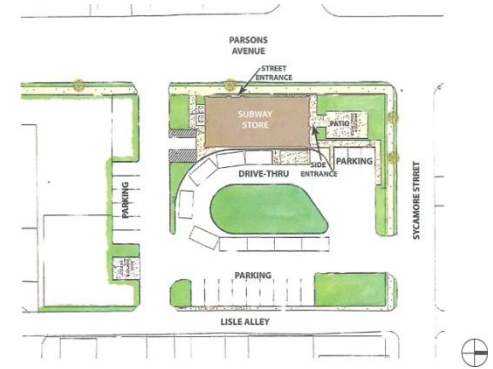
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- Conceptual designs may be developed for one or more sites
- Key issues to address are density and design
- Transportation element will build on existing/developing plans and identify priority issues



# Policy benchmarks

- Neighborhood plans refer to and build upon Planning Division's Policy Benchmarks and Best Practices
  - These policies address common land use, design, transportation, and other development related matters for all city neighborhoods
- Neighborhood planning process will determine how policies apply to the given neighborhood



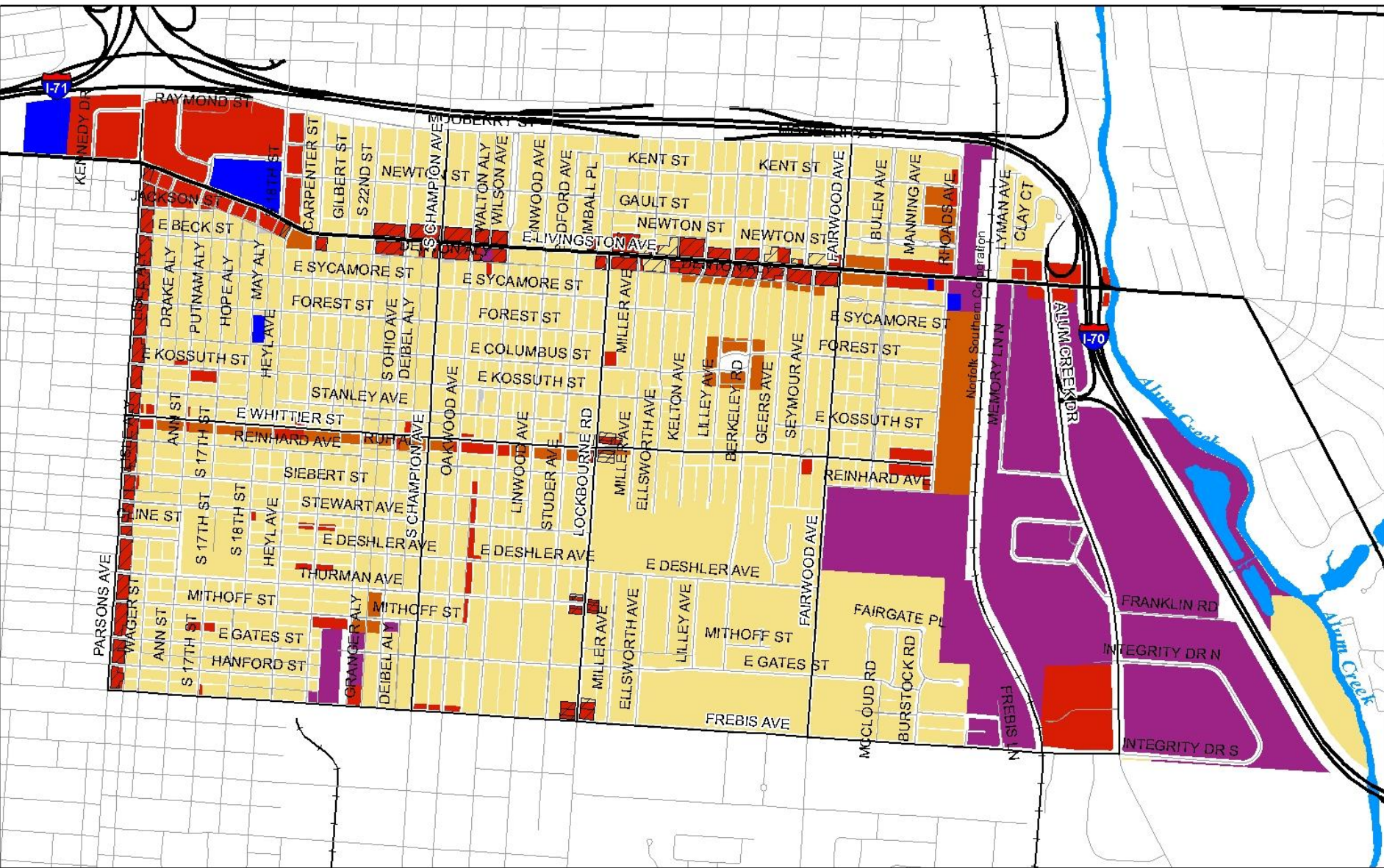


# Policy benchmarks

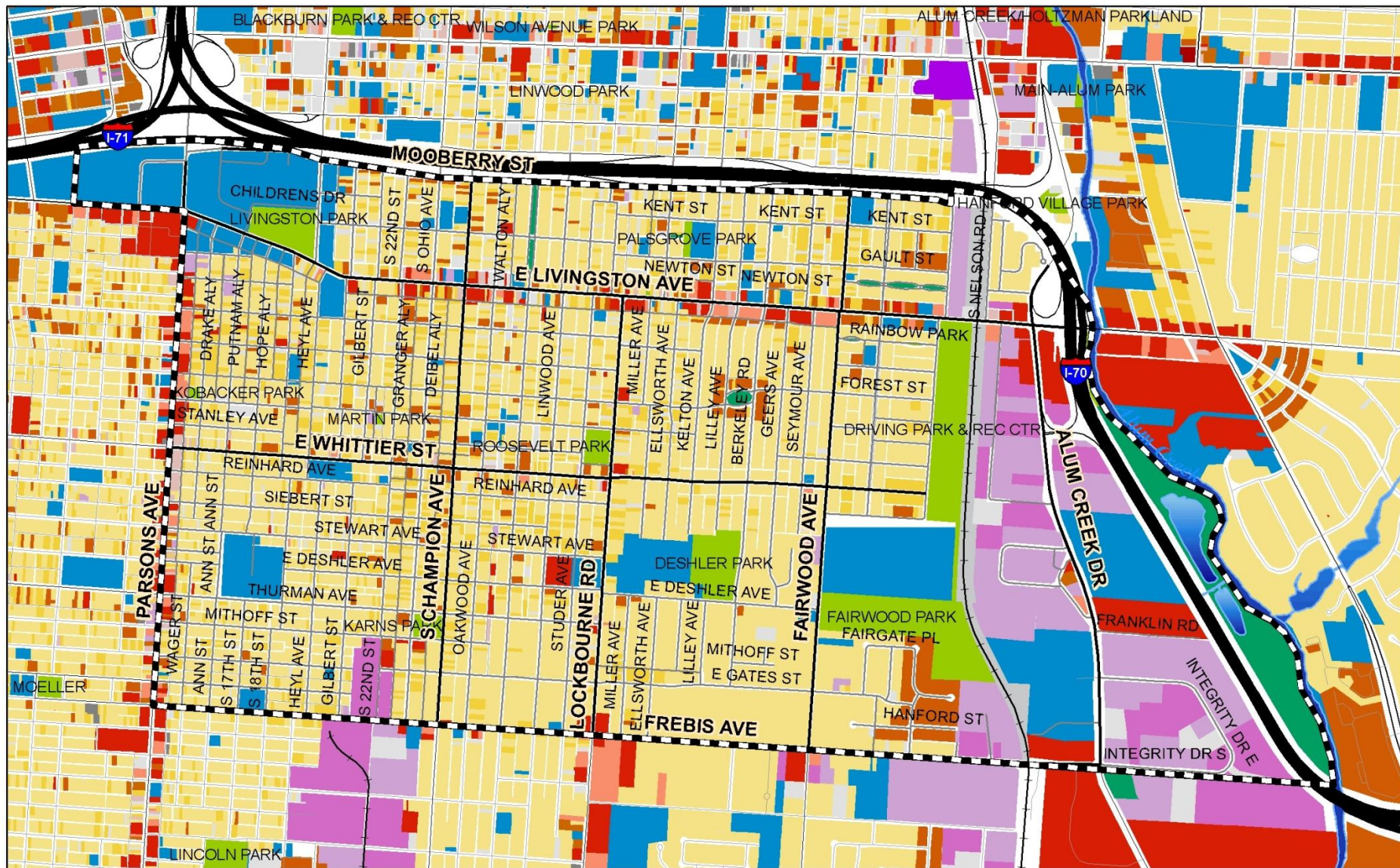
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- Policies aim to implement overall development principles, including:
  - Open space and critical environmental areas will be preserved
  - Neighborhoods will have a vibrant mix of uses (residential, retail, office)
  - Neighborhoods will have an increased range of housing options
  - People will be able to get around by walking, car, transit, and bicycle
  - New development will respect community character and historic features
- These are principles that contribute to a quality neighborhood









## Existing Land Use



0 0.125 0.25 0.5 Miles





## Near Southside Housing Unit Density

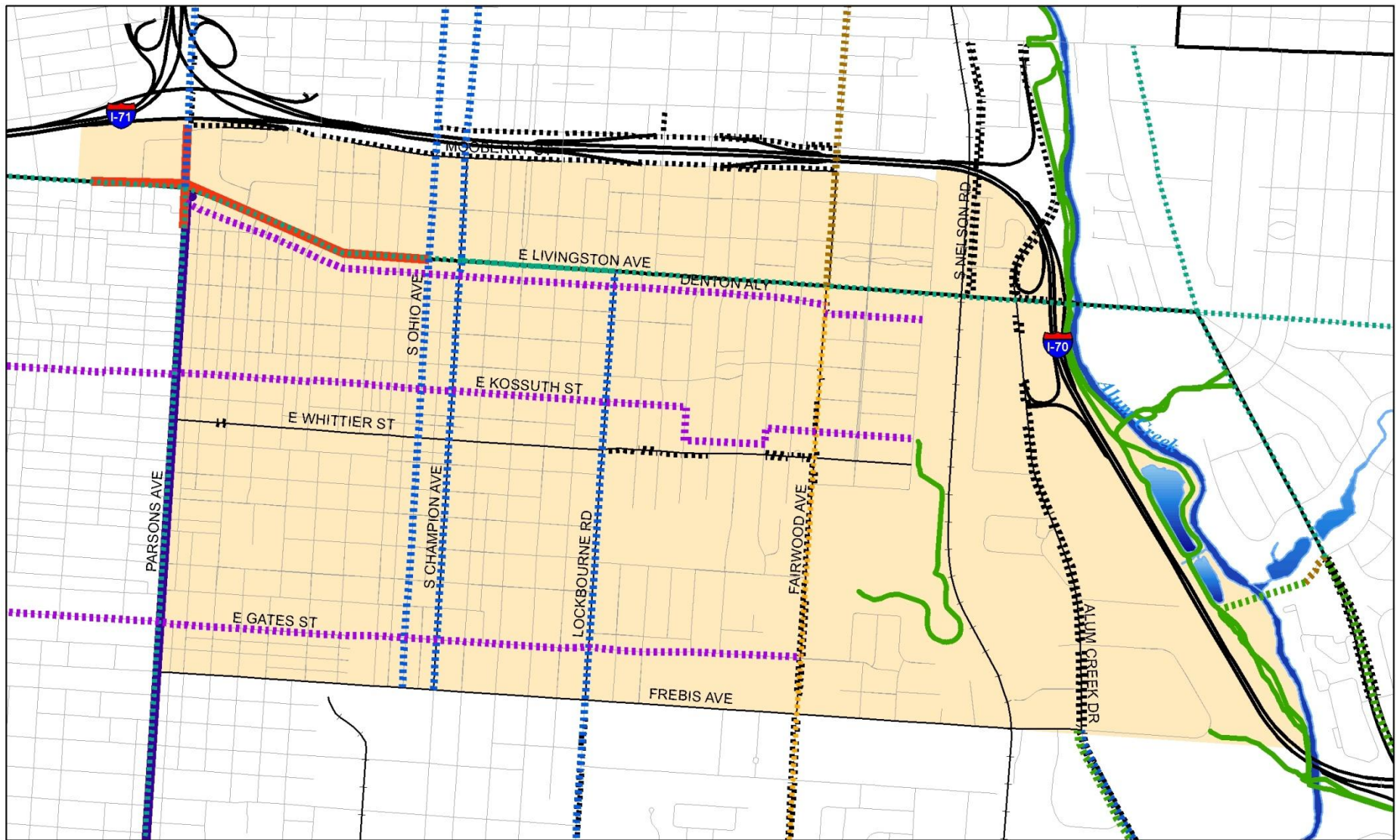
### Housing Units Per Acre

- Medium Density Mixed 6-10 dwellings units per acre
- Medium-High Density Mixed 10-16 dwelling units per acre

City of Columbus  
Department of Development  
Planning Division



0 0.1 0.2 0.4 Miles



# Transportation Plan

## Proposed Bicycle Facilities\*

- Bicycle Boulevard
- Bike Lane
- Bike Path
- Bike Route
- Bike Lane & Road Diet
- Paved Shoulder

- - - - - Proposed Sidewalks
- Parsons-Livingston Streetscape
- Parsons Corridor Traffic Study

## Existing Bicycle Facilities

- Shared Use Path
- \*Per Bicentennial Bikeways Plan

# A Housing Market Assessment of Columbus, OH: Neighborhood Stabilization Program (NSP) 2009

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Neighborhoods	NSP Neighborhood Category
Old Oaks; Southern Orchard	Potential Recovery Neighborhood
Driving Park Southside C.A.N	Distressed Neighborhood
Lennox Addition Deshler Park Fairgate/Burleigh Gardens	Destabilizing Neighborhood



# SOUTH SIDE PLAN:

## Merion Village and Schumacher Place Amendment (2008)

- A consistent theme should be developed for corridors, utilizing consistent graphics, plant material and street furnishings.
- Encourage outdoor restaurants seating, public sitting areas, and awnings over store windows.
- Focus exceptional buildings with strong architectural quality at anchoring intersections and high visibility locations. Special architectural corner features such as towers, turrets, and canopies are encouraged.
- New development should be mixed use in nature along the commercial corridors/key intersections (retail, office, commercial, public buildings, open space, residential). Include densities up to 20 units/acre. Ensure adequate parking, landscaping and other design considerations.
- The primary road corridors (Parsons and Livingston) require physical enhancements to not only accommodate auto demands, but as “complete streets” that function for autos, pedestrians, and bicyclists.



Proposal of Parsons Avenue store front before.



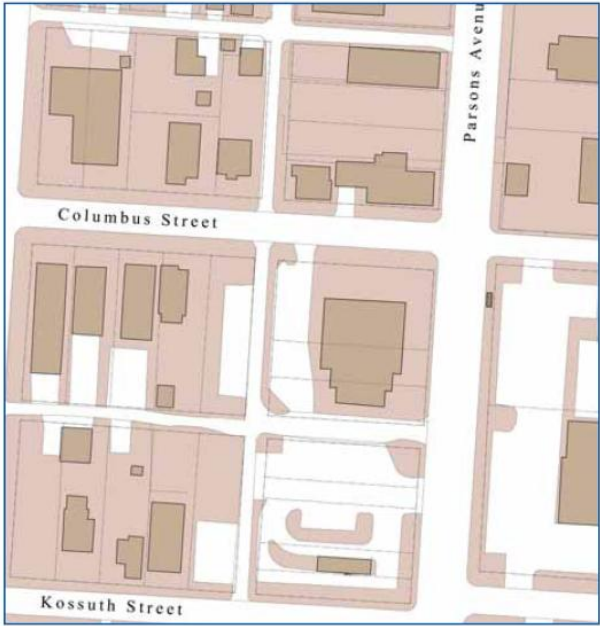
Proposal of Parsons Avenue store front after. (Illustrations by Urban Designer Corrin Wendell.)

# Parsons Avenue Visioning Plan (2006)

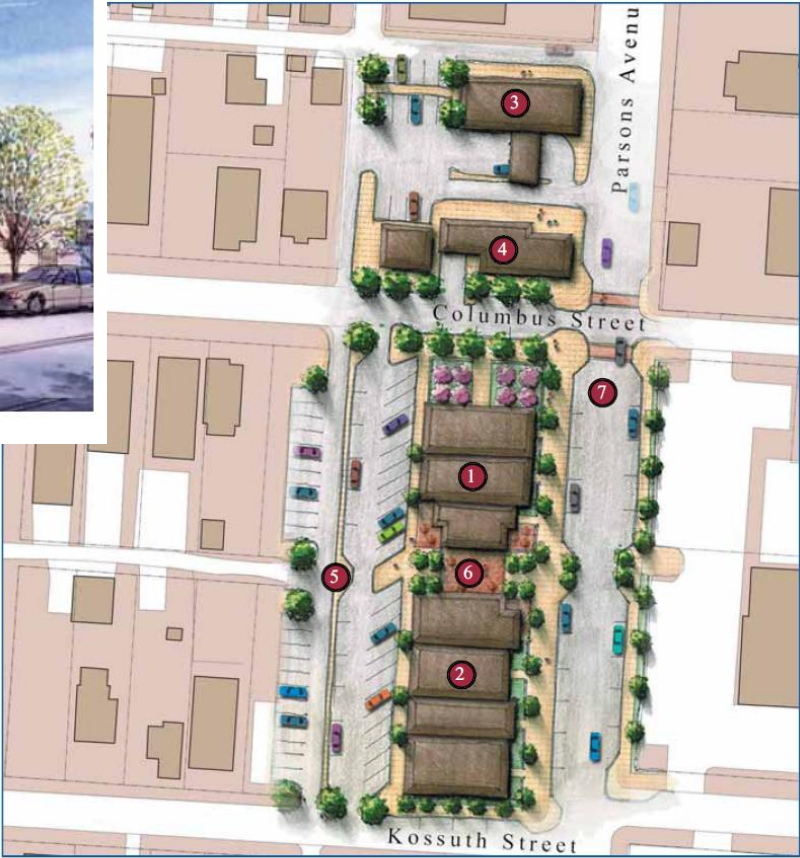
## North District & Gateway



View of Restored Streetscape



Existing Site



Plan Key:

- |  |   |
|--|---|
| 1 Library Converts To Retail / Restaurant Uses | 5 Parking Reconfigurations              |
| 2 New Construction (Retail / Residential)      | 6 Remove Alley, Create Pedestrian Plaza |
| 3 Adaptive Re-Use (Church to Bank)             | 7 Streetscape Improvements              |
| 4 Renovation Of Existing Retail                |   |

Recommendation: Northern gateway project as a community partnership project by joining with the Nationwide Children's Hospital, and others to design and create a gateway feature. This will help to draw the consumers to the Northern Gateway and down Parsons Avenue, thereby revitalizing the commercial districts.



# Parsons Avenue Visioning Plan

Mid-Town of the Southside

## Central Neighborhood



View of Restored Streetscape



Existing Site



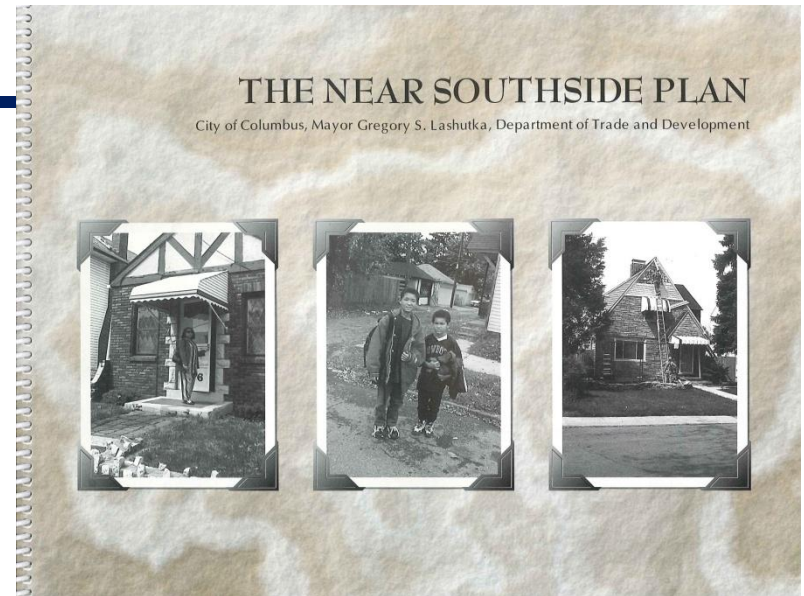
Plan Key:

- 1 Remove 1 Story Portion of CMACAO Building
- 2 Restoration & Adaptive Re-Use of CMACAO Building
- 3 Infill Parking Lot with New Building
- 4 Restoration of Existing Retail
- 5 New Parking Lot Behind Buildings
- 6 Streetscape Restoration

# 1997 Near Southside Plan

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- Evaluate recommendations for inclusion in current plan
- Recommendations out of scope of new plan



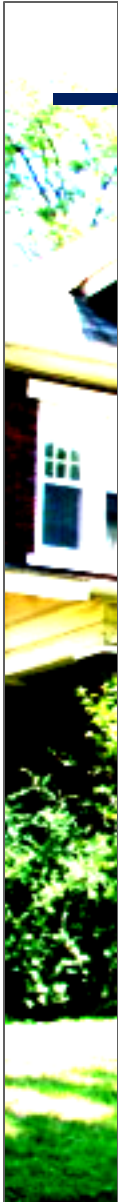
## Stakeholder Interviews

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- SEE Handout


# Overview of Upcoming Public Workshop #1


- Intro to planning process
- Review existing conditions
- Issue identification exercise
- Input Stations
  - Development opportunities
  - Transportation priorities
  - “Good Places/Bad Places”
- Desired result from public workshop #1: complete set of information that will serve as basis for developing plan focus and recommendations





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**Near Southside Plan** You are invited to take part in the development of the updated Near Southside Neighborhood Plan. The planning process was initiated at the request of the Livingston Avenue and Columbus South Side Area Commissions and will take one year to complete. Link to 1997 Plan: [http://development.columbus.gov/Bizdevelopment/PlanList/PL\\_74.asp](http://development.columbus.gov/Bizdevelopment/PlanList/PL_74.asp)


 **Neighborhood Plans and Overlays**  
[development.columbus.gov](http://development.columbus.gov)  
Adopted by Columbus City Council in 1997, the Near Southside Plan establishes policies and recommendations for the area bounded by I-70 on the north, Alum Creek on the east, Frebis Avenue on the south and Parsons Avenue on the west.


 October 6, 2009 at 2:41pm · [Comment](#) · [Like](#) · [Share](#)



**Near Southside Plan** Near Southside Planning Area Boundary  
[Near Southside Planning Area Boundary](#)

**Information**  
Location:  
109 N Front Street  
Columbus, OH, 43215  
Phone:  
614.645.8664
















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# Meeting and Public Workshops Schedule

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Meeting	Date
Working Committee Meeting	March 3, 2010
Public Workshop 1	April 2010
Working Committee Meeting	April/May 2010
Public Workshop 2	June 2010
Working Committee Meeting	June/July 2010
Public Workshop 3	August 2010
Working Committee Meeting	September 2010
Draft Plan Open House	November 2010



# Next steps

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- How can your neighbors become involved?
  - Online Survey via the Website for Plan:  
**<http://tinyurl.com/NSSplan>**
  - Attend the Public Workshops
- Examples of Recent Plans (Clintonville):  
**<http://tinyurl.com/cvilleplans>**
- Questions?